Send Tax Statements To:	This Instrument Prepared By:	Tax Map & Parcel Number
Patricia W. Graves 123 E Cedar St. Goodlettsville, TN 37072	Ann Evans, Attorney In Fact for Owner 1533 Voss Road Columbia, TN 38401	033-04-0A – 10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Ann Evans, as duly authorized attorney in fact for Gemilla Scott Hunt**, has this day bargained and sold, and by these presents do hereby transfer and convey unto the said **Michael A. Graves and wife Patricia Deane Graves**, their heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 10 as shown on the Plat of Rolling Meadows, Section 1, of record in Book 6250, page 504, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Billie S. Hyndman to Gemilla Scott Hunt, of record in Book 10443, Page 818, Register's Office for Davidson County, Tennessee.

This is improved property located at 10 Rolling Meadows, Goodlettsville, Tennessee 37072.

The real estate taxes for 2018 shall be assumed and paid by the Buyer.

This conveyance is made by Mary Ann Evans under authority granted to her by Gemilla Scott Hunt by a Durable Power of Attorney executed on December 9, 2015 and attached to this deed for recording purposes.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estates, titles and interests thereto belonging to the said, Gemilla Scott Hunt, her heirs and assigns, forever.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Michael A. Graves and wife Patricia Deane Graves, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this the 10th day of July, 2018.

Bill Garrett Davidson County
Batch# 123176 DEEDWARR
08/01/2018 08:24:44 AM 5 pgs
Fees: $28.00 Taxes: $333.00
20180801-0074793

Gemilla Scott Hunt by Mary Ann Evans POA

Gemilla Scott Hunt by Mary Ann Evans, Attorney In Fact for Gemilla Scott Hunt

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me **Mary Ann Evans, in her capacity as Attorney in Fact for Gemilla Scott Hunt, granted in a Durable Power of Attorney dated December 15, 2015**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within named instrument for the purpose herein contained.

WITNESS my hand and official this the 10th day of July, 2018.

Notary Public

MICHELE CHILDERS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires: 01-21-2020

AFFIDAVIT

I hereby swear or affirm the actual consideration for this transfer or value of the property, whichever is greater is **$90,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this the 21st day of July, 2018.

NOTARY PUBLIC

CLAYTON BINGAMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

My Commission Expires: 11/03/2020

Name and Address of New Owner:
Patricia Whitmer Graves
123 East Cedar Street
Goodlettsville, Tennessee 37072

General Durable Power of Attorney
Effective Upon Execution

I, Gemilla S. Hunt, a resident of Madison, Davidson County, Tennessee; Social Security Number 1820, designate Mary Ann Hunt Evans, presently residing at 1533 Voss Road, Columbia, TN, as my attorney in fact (referred to as "the Agent") on the following terms and conditions:

1) *Authority to Act.* The Agent is authorized to act for me under this Power of Attorney and shall exercise all powers in my best interests and for my welfare.

2) *Powers of Agent.* The Agent shall have the full power and authority to manage and conduct all of my affairs, and to exercise my legal rights and powers, including those rights and powers that I may acquire in the future, including the following:

i) *Collect and Manage.* To collect, hold, maintain, improve, invest, lease, or otherwise manage any or all of my real or personal property or any interest therein;

ii)Buy and Sell. To purchase, sell, mortgage, grant options, or otherwise deal in any way in any real property or personal property, tangible or intangible, or any interest therein, upon such terms as the Agent considers proper, including the power to buy United States Treasury Bonds that may be redeemed at par to pay federal estate tax and to sell or transfer Treasury securities;

iii) *Borrow.* To borrow money, to execute promissory notes therefore, and to secure any obligation by mortgage or pledge.

iv) *Business and Banking.* To conduct and participate in any kind of lawful business of any nature or kind, including the right to sign partnership agreements, continue, reorganize, merge, consolidate, recapitalize, close, liquidate, sell, or dissolve any business and to vote stock, including the exercise of any stock options and the carrying out of any buy sell agreement; to receive and endorse checks and other negotiable paper, deposit and withdraw funds (by check or withdrawal slips) that I now have on deposit or to which I may be entitled in the future in or from any bank, savings and loan, or other institution;

v)Tax Returns and Reports. To prepare, sign, and file separate or joint income, gift, and other tax returns and other governmental reports and documents; to consent to any gift; to file any claim for tax refund; and to represent me in all matters before the Internal Revenue Service;

vi) *Safe Deposit Boxes.* To have access to any safety deposit box registered in my name alone or jointly with others, and to remove any property or papers located therein;

vii) *Proxy Rights.* To act as my agent or proxy for any stocks, bonds, shares, or other investments, rights, or interests I may now or hereafter hold;

viii)Legal *and Administrative Proceedings.* To engage in any administrative or legal proceedings or lawsuits in connection with any matter herein;

ix) *Transfers in Trust.* To transfer any interest I may have in property, whether real or personal, tangible or intangible, to the trustee of any trust that I have created for my benefit;

x) *Delegation of Authority.* To engage and dismiss agents, counsel, and employees, in connection with any matter, upon such terms as my agent determines;

xi) *Restrictions on Agent's Powers.* Regardless of the above statements, my agent (1) cannot execute a will, a codicil, or any will substitute on my behalf;

(2) cannot change the beneficiary on any life insurance policy that I own; (3) cannot make gifts on my behalf; and (4) may not exercise any powers that would cause assets of mine to be considered taxable to my agent or to my agent's estate for purposes of any income, estate, or inheritance tax, and (5) cannot contravene any medical power of attorney I have executed whether prior or subsequent to the execution of this Power of Attorney.

3) *Durability.* This durable Power of Attorney shall be irrevocable until the trust corpus is surrendered by the trustees, shall not be affected by my death or disability except as provided by law, and shall continue in effect after the surrender of the trust corpus until my death or until revoked by me in writing.

4) *Reliance by Third Parties.* Third parties may rely upon the representations of the Agent as to all matters regarding powers granted to the Agent. No person who acts in reliance on the representations of the Agent or the authority granted under this Power of Attorney shall incur any liability to me or to my estate for permitting the Agent to exercise any power prior to actual knowledge that the Power of Attorney has been revoked or terminated by operation of law or otherwise.

5) *Indemnification of Agent.* No agent named or substituted in this power shall incur any liability to me for acting or refraining from acting under this power, except for such agent's own misconduct or negligence.

6) *Original Counterparts.* Photocopies of this signed Power of Attorney shall be treated as original counterparts.

7) Revocation. I hereby revoke any previous Power of Attorney that I may have given to deal with my property and affairs as set forth herein.

8) *Compensation.* The Agent shall be reimbursed for reasonable expenses incurred while acting as Agent and may receive reasonable compensation for acting as Agent.

9) *Substitute Agent.* If Mary Ann Hunt Evans is, at any time, unable or unwilling to act, I then appoint LOUISA PEARSON, presently residing at WHITE HOUSE

TN
_____, as my Agent.

Dated: 12/9/15

Gemilla S. Hunt
Gemilla S. Hunt

Signed in the presence of:

(WITNESS)

Patsy A. Reed
(WITNESS)

Subscribed and sworn to before me on the 9th day of December, 2015.

Elizabeth A Winter
(Notary Public)

ELIZABETH A. WINTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

County of: Davidson State of Tennessee

My commission expires: March 6, 2018